

Planning Division
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July 23, 2021

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: First Technical Review: Green Valley Ranch East – Tibet Road (38th Ave to Trib T) Preliminary Plat
Application Number: DA-1662-12
Case Number: 2020-6041-00

Dear Mr. Carro:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. A few minor items need to be addressed in another technical submittal before printing mylars. Additionally, the right-of-way and easements need to be ready to record prior to the recordation of the Site Plan. Please revise your plans and resubmit by August 6, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Scott Campbell, Neighborhood Service
Laura Rickhoff, ODA
Filed: K:\\$DA\1662-12tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Add a typical street section for 42nd Avenue.

1B. The notes stating 42nd Avenue curbside landscape is provided with GVRE Site Plans #7 and #8 are fine.

Follow-up shows the curbside landscape is designed in both Site Plans, but the curbside landscape is not included in the Site Plan #7 curbside landscape table. Please add the plant material to the GVRE #7 landscape table.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water (Steve Dekoskie / 303-739-7470 / sdekoski@auroragov.org / Comments in red)

2A. Show the continuation (north) of the water main in Tibet Road.

2B. The water main in Tibet Road must be installed in a casing pipe under the box culverts and include a 2" blow-off with the stub.

3. Real Property (Andy Niquette/ 303-739-7325- / aniquette@auroragov.org / Comments in magenta)

3A. Continue to work with Andy Niquette on right-of-way and easement dedications.